

NOTICE OF MOTION WITHOUT NOTICE

Considering the cumulative impacts of development activity in Cliffcrest to ensure proper planning and balanced growth

Moved by: Councillor

Kandavel

Seconded by: Councillor

Matlow

SUMMARY:

In recent years, an unprecedented number of development applications have been considered or approved for medium-to-large-scale residential buildings in the Cliffcrest neighbourhood, along Kingston Road generally between Brimley Road and Markham Road. The increase in housing supply and options is welcome as Toronto continues to address a housing affordability crisis.

The Cliffcrest neighbourhood is uniquely situated along the top of the Scarborough Bluffs, where outstanding natural beauty and environmental sensitivity intersect with an established residential neighbourhood characterized by lower-intensity built form. The area also functions as an important gateway to the waterfront and adjacent parkland, making thoughtful long-term planning particularly important as redevelopment occurs.

This motion seeks to ensure that the attributes of the community are being considered alongside the review and approval of development applications, and that municipal and social services, environmental planning and protection, transportation infrastructure, public realm improvements, and local business activity are informed by the cumulative impacts of changes in built form along this stretch of Kingston Road. Better coordination between City divisions will support proactive service planning, infrastructure investment, and environmental stewardship as the neighbourhood evolves.

Establishing an ongoing process to monitor development activity and share information across relevant City divisions will help identify emerging trends early, support evidence-based decision-making, and ensure municipal planning responds proactively to neighbourhood change. The recommendation does not alter the planning approval process for individual applications, but instead seeks to improve coordination and long-term planning across City programs and services.

Reason for Urgency:

This matter is considered urgent because development applications continue to be submitted and advanced within the study area. Establishing coordinated monitoring now will allow City divisions and agencies to incorporate development activity into ongoing infrastructure, service, and environmental planning before cumulative impacts become more difficult and costly to address.

RECOMMENDATIONS:

- 1. City Council direct the Chief Planner and Executive Director, City Planning to monitor development applications along Kingston Road generally between Brimley Road and Markham Road, and provide development activity findings to partner divisions and agencies involved in the review of municipal infrastructure, transportation, environment and public realm, community services and local business activity to assist in their long-term planning.*